



NOTICE OF MEETING
Cochise County Planning and Zoning Commission

July 11, 2012 at 4:00

Cochise County Complex
Board of Supervisors, Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

AGENDA

1. 4:00 P.M. - CALL TO ORDER

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING

- 2. ROLL CALL** (Introduce Commission members, explain quorum and requirements for taking legal action.)
- 3. CALL TO THE PUBLIC** (Opportunity for members of the public to speak on any item not already on the agenda).

4. APPROVAL OF PREVIOUS MONTH'S MINUTES

5. NEW BUSINESS

Item 1 – (Page 1) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET R-12-02: The Planning and Zoning Commission will consider and forward to the Board of Supervisors recommendations on proposed amendments to Article 2, Article 6, and Article 18 of the Cochise County Zoning Regulations redefining agricultural uses by clarifying high and low impact uses, as well as proposing changes to the setback requirements for agricultural processing. These proposed amendments are intended to relieve certain permitting and/or code requirements where possible.

ANNOUNCE ACTION TAKEN (If the Commission makes a recommendation, the docket will be heard at a future Board of Supervisors' meeting at the same location as the Commission meeting).

(Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

Item 2 – (Page 12) Introduce docket and advise public who the applicants are.

PUBLIC HEARING, DOCKET SU-12-08 (Miles): Docket SU-12-08 (Miles): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for warehousing and distribution of propane on the property, a Special Use per Section 1205.01 of the Zoning Regulations. The proposed operation would essentially be a large propane tank on a gravel surface, surrounded by a chain link fence. Trucks affiliated with G&M Propane would access and fill up at the site, and distribute the propane to customers off-site.

The subject Parcel (106-04-097B) is located at 2539 N. HWY 90 in Whetstone, AZ. It is further described as being in Section 12 of Township 20, Range 19 in the G&SRM in Cochise County, AZ.

ANNOUNCE ACTION TAKEN – (Note: Any individual disagreeing with this action has the right to appeal to the Board of Supervisors within 15 days. An application for appeal is available this afternoon with the Clerk, at our office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.)

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS

7. CALL TO COMMISSIONERS ON RECENT MATTERS

8. ADJOURNMENT

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

MEMORANDUM

TO: Carlos A. De La Torre, Community Development Director
FROM: Beverly Wilson, Senior Planner
SUBJECT: Agricultural Activities in Cochise County
DATE: June 21, 2012

AGRICULTURAL ACTIVITIES IN COCHISE COUNTY

I. BACKGROUND

This memo is a follow-up to a work session held on June 21, 2011, regarding agricultural activities in Cochise County. The focus of the discussion surrounded the circumstances under which agricultural processing (ag-processing) operations, including wineries, may be relieved of certain permitting and/or code requirements where possible. As part of this effort, Staff surveyed other rural counties in Arizona and New Mexico to determine how our counterparts regulate these uses, which helped in crafting the following proposed changes to the Zoning Regulations.

II. CURRENT COUNTY ZONING CODE DEFINITIONS

Article 2 of the Cochise County Zoning Regulations contains the definitions used for land uses. Currently, there are four definitions pertaining to agricultural activities including Agriculture—General, Agricultural Processing (Ag-processing), Feedlot Commercial, and Meat Cutting and Butchering. The definitions follow:

Agriculture, General - A tract containing a minimum of 5 contiguous commercial acres which is being used for the production of farm crops, or the grazing or raising of farm animals; examples are vegetables, fruit trees, cotton, grain, poultry, horses, cattle, sheep and swine. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for these functions. It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, services, stockyards, slaughterhouses, meat packing plants, commercial pen feeding, bone yards, plants for the reduction of animal matter or agricultural processing services.

Agricultural Processing Services - Those services which alter the condition of and add value to a marketable, agricultural commodity through a processing activity.

Feedlot Commercial - A feeding operation on a parcel of land where livestock are maintained in a corral, pen, or other area on a sustained basis, where feed is brought on the parcel, and

where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosed/penned areas on the property during the course of an normal growing season. It is operated for the primary purpose of feeding and fattening animals for direct or eventual shipment to market or slaughter. Pastures used for the grazing of livestock are not considered commercial feedlots. Feeding pens for livestock that are incidental and subordinate to a grazing operation are not commercial feedlots.

Meat Cutting and Butchering – A service consisting of the cutting up of meat for sale, but not the killing or slaughtering of live animals, a slaughterhouse or meat packing plant.

Staff is recommending that the basic definitions for agricultural activities currently in the Zoning Regulations be more clearly described to separate the higher impact land uses such as Commercial Feedlots, Slaughterhouse/Meat Packing Plants, and Ag-Processing, from lower impact uses, such as field crops, orchards, gardens, small family run butcher shops, and the raising of livestock. By amending the existing definitions, and adding several new definitions, a clearer picture can be seen on how each type of agricultural activity should be regulated and how relief from permitting and/or code requirements can be proposed. The new proposed definitions read as follows: (proposed language shown in **bold**, ~~deletions with strike-out~~).

Agriculture, General - A tract containing a minimum of 5 contiguous commercial acres which is being used for the production of farm, **garden, or orchard** crops, or the grazing or raising of farm animals, **including feeding pens that are incidental and subordinate to a grazing operation**. Examples of commodities produced include ~~are~~ vegetables, fruit trees, **grapes**, cotton, grain, poultry, horses, cattle, sheep and swine. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for these **agricultural** functions. **By statute "general agriculture" includes dairy operations, including areas designated for raising heifers and bulls owned by the same dairy operation that is on property contiguous to the dairy operation or within one-quarter of a mile.** It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, **any non-agricultural** services, stockyards, ~~slaughterhouse/s~~, meat packing plants, commercial pen feeding, **production wineries**, bone yards, plants for the reduction of animal matter, **poultry feeding operations**, or agricultural processing ~~services~~ **plants**.

Agricultural Processing Services - Those services which alter the condition of and add value to a marketable, agricultural commodity through a processing activity. **Agricultural processing services do not include slaughterhouse/meat packing plants, commercial feedlots, bone yards, or facilities for the reduction of animal matter.**

~~**Meat Cutting and Butchering** – A service consisting of the cutting up of meat for sale, but not the killing or slaughtering of live animals, a slaughterhouse or meat packing plant.~~ *Replace with the following:*

Custom Butchering/Meat Curing/Processing – The cutting up, curing, and processing of meat, to include on-site butchering, operating under the Arizona Department of Agricultural slaughter license for more than 45 head and not to exceed 150 head of cattle and more than 45 head and not to exceed 160 head of sheep, goats, or swine in one calendar year.

Feedlot Commercial – A feeding operation on a parcel of land where livestock are maintained in a corral, pen, or other area on a sustained basis, where feed is brought on the parcel, and where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosed/penned areas on the property during the course of an normal growing season. **regulated by the ADEQ Concentrated Animal Feeding Operations per A.A.C. R-18-9-A901.** It is operated for the primary purpose of feeding and fattening animals for direct or eventual shipment to market or slaughter. Pastures used for the grazing of livestock **and feeding pens for livestock** are not considered commercial feedlots. ~~Feeding pens for livestock that are incidental and subordinate to a grazing operation are not commercial feedlots.~~

Onsite Agricultural Processing Services – An agricultural processing service located in **Growth Category D** where at least 70% or more of the crop input for the facility is grown on site.

Restaurants, Bars, Taverns, Nightclubs and Off-site Winery Tasting Rooms – An establishment which prepares and serves food and/or beverages on a commercial basis and may include entertainment.

Slaughterhouse/Meat Packing Plant – A facility for the slaughtering, refining, processing, storage and distribution of animals and animal byproducts.

Winery, Farm – An on-site agricultural processing service in which grapes grown on-site are processed into wine, not to exceed 40,000 gallons per year.

Winery, Production – An agricultural processing service in which grapes grown on-site or off-site are processed into wine, in quantities greater than 40,000 gallons per year.

Winery Tasting Room – A building or portion thereof, subordinate in size and accessory to a Farm or Production Winery operation, in which wine may be sampled for purchase. A Winery Tasting Room may also include incidental retail sales of wine and related products.

Slaughterhouse/Meat Packing Plant – A facility for the slaughtering, refining, processing, storage and distribution of animals and animal byproducts.

By clarifying and adding to the definitions found in Article 2 of the Zoning Regulations, Custom Butchering/Meat Curing/Processing and On-site Ag-processing emerge as the agricultural related land uses which generate much less intense off-site impacts, thus allowing for a more relaxed permitting process.

III. SPECIAL USE PERMITS AND SETBACKS

County Zoning Regulations customarily address potential impacts to adjoining properties (off-site impacts) such as odors, noise, dust, vectors, traffic, and lighting, by requiring both Special Use permits and increased setbacks, depending upon the intensity of the Zoning District. In the current County Zoning Regulations, as one progresses from the lowest intensity of use (residential), to the highest intensity of use (industrial), the manner in which off-site impacts and required setbacks change. In Residential districts, high impact uses are prohibited altogether.

The purpose of setbacks is to regulate the location of high impact uses, such as agricultural activities in Cochise and other Arizona counties, to minimize off-site impacts. Setbacks for agricultural activities in Industrial Zoning Districts are reduced: Pima County requires a 20-foot setback, while Dona Ana County, NM, and Gila Bend, AZ both require a 30-foot setback. When agricultural operations are allowed in Rural or Agricultural Districts, however, the setbacks were greater: Pinal County requires a 30-foot setback, while both Yuma City and Yuma County require a 50-foot setback. Pima County has the greatest setback, being 300-feet in a Rural District.

Minimum setbacks required for Special Uses are currently double that of permitted uses in all Zoning Districts of Cochise County, except in General Business. For example, while a new residence in an RU District requires a 20-foot setback, a Special Use Permit for an Ag-processing use in the RU Zoning District requires a 40-foot setback to help mitigate off-site impacts to surrounding properties. The exception found in the Cochise County Zoning Regulations is the 80-foot minimum setback requirement for Special Uses in the General Business Districts because these Districts can often be found near residential neighborhoods. It should be noted that in the Cochise County Zoning Regulations the only general agricultural use with setback limits are animal enclosures such as corrals and pens—which are required to be setback a minimum of 50-feet from property lines.

In the Rural Zoning District of Cochise County, both agricultural uses and residential uses are commonly found, and Special Use Permits are currently required for the agricultural activities of Ag-processing, Commercial Feedlots, Meat Cutting or Butchering, and Slaughterhouse/Meat Packing Plants—all subject to the 40-foot setback requirement.

In the higher intensity Light Industrial Zoning District, both Meat Cutting and Ag-processing are permitted, while Slaughterhouses require a Special Use Permit and Commercial Feedlots are not permitted at all. The set-backs allowed are 5-feet, unless adjacent to a residential or Rural District, in which case they are 80-feet. The setbacks for a Special Use Permit are set at 160-feet.

In the Heavy Industrial Zoning Districts, Ag-processing, Commercial Feedlots, and Meat-cutting are permitted, while Slaughterhouses/Meat Packing Plants are allowed with a Special Use Permit. Again the setbacks for permitted uses are 5-feet, unless adjacent to a residential or Rural District, in which case the setbacks would be 100-foot. For Special Use Permits, the setbacks required are 200-feet.

To encourage agricultural operations in Cochise County, Staff recommends that such operations be allowed as permitted uses, with the trade-off of greater setbacks in order to mitigate potential off-site impacts to surrounding properties. Greater setbacks would also mean these land uses would be directed towards larger parcels, thereby further mitigating potential off-site impacts such as noise, odors, increased heavy truck traffic, and vectors.

Note that while the Zoning Regulations permitting lower impacting agricultural uses would be relaxed by these text changes, the amendments proposed would impose more restrictions on the higher impacting uses because these operations can be among the most high-impact land uses likely to be encountered in the County.

IV. RECOMMENDATIONS

The Planning Division is recommending that in the Rural Zoning Districts, the less intense agricultural land uses including Custom Butchering/Meat Curing/Processing and On-site Ag-processing be allowed as permitted uses as long as a 100-foot minimum setback could be met. If the agricultural activity could or would not meet the 100-foot minimum setback, a Special Use Permit would be required. In addition, Staff recommends that Ag-Processing, Commercial Feedlots, and Slaughterhouse/Meat Packing Plants be permitted with a 300-foot minimum setback. Again, if the operation could not or would not meet this requirement, a Special Use Permit would be required.

Current Zoning Regulations permit Meat Cutting in the General Business Zone. Staff is proposing to replace Meat Cutting with Custom Butchering/Meat Curing/Processing in the General Business Zone as a permitted use.

Current Zoning Regulations permit both Ag-processing and Meat Cutting in the Light Industrial Zones. Staff is recommending that Custom butchering/Meat curing/Processing replace Meat Cutting, and along with On-site Ag-processing, be allowed as permitted uses. In addition, Staff recommends that Ag-Processing, Commercial Feedlots, and Slaughterhouse/Meat Packing Plants be permitted with a 300-foot minimum setback. If the operation could not or would not meet this requirement, a Special Use Permit would be required.

Current Zoning Regulations permit Ag-processing, Commercial Feedlots, and Meat-cutting in the Heavy Industrial Zoning Districts. Staff is recommending that Custom Butchering/Meat Curing/Processing replace Meat Cutting, and along with On-site Ag Processing, be allowed as permitted uses. Currently Slaughterhouses/Meat Packing Plants are allowed with a Special Use Permit. Staff is recommending that Ag-Processing, Commercial Feedlots, and Slaughterhouse/Meat Packing Plants be permitted with a 300-foot minimum setback. Again, if the operation could not or would not meet this requirement, a Special Use Permit would be required.

V. PROPOSED TEXT AMENDMENTS

The following proposed amendments to Article 2 (Definitions); Article 6 (RU, Rural Zoning District); Article 12 (GB, General Business Zoning District); Article 13 (LI, Light Industry Zoning District); Article 14 (HI, Heavy Industry Zoning District); and Article 18 (Site Development Standards) are shown in boldface below with deletions shown with strikeout.

Article 2 (Definitions):

Agriculture, General - A tract containing a minimum of 5 contiguous commercial acres which is being used for the production of farm, **garden, or orchard** crops, or the grazing or raising of farm animals, **including feeding pens that are incidental and subordinate to a grazing operation**. Examples of commodities produced include ~~are~~ vegetables, fruit trees, **grapes**, cotton, grain, poultry, horses, cattle, sheep and swine. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for ~~these agricultural~~ functions. By statute **"general agriculture" includes dairy operations, including areas designated for raising heifers and bulls owned by the same dairy operation that is on property contiguous to the dairy operation or within one-quarter**

5

of a mile. It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, **any non-agricultural** services, stockyards, **slaughterhouse/s**, meat packing plants, commercial pen feeding, **production wineries**, bone yards, plants for the reduction of animal matter, **poultry feeding operations**, or agricultural processing **services plants**.

Agricultural Processing Services – Those services which alter the condition of and add value to a marketable, agricultural commodity through a processing activity. **Agricultural processing services** do not include **slaughterhouse/meat packing plants, commercial feedlots, bone yards, or facilities for the reduction of animal matter.**

Onsite Agricultural Processing Services – An agricultural processing service located in Growth Category D where at least 70% or more of the crop input for the facility is grown on site.

Delete the following:

~~Meat Cutting and Butchering – A service consisting of the cutting up of meat for sale, but not the killing or slaughtering of live animals, a slaughterhouse or meatpacking plant.~~

Replace with the following:

Custom Butchering/Meat Curing/Processing – The cutting up, curing, and processing of meat, to include on-site butchering, operating under the Arizona Department of Agricultural slaughter license for more than 45 head and not to exceed 150 head of cattle and more than 45 head and not to exceed 160 head of sheep, goats, or swine in one calendar year.

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Winery, Production – An agricultural processing service in which grapes grown on-site or off-site are processed into wine, in quantities greater than 40,000 gallons per year.

Winery Tasting Room – A building or portion thereof, subordinate in size and accessory to a Farm or Production Winery operation, in which wine may be sampled for purchase. A Winery Tasting Room may also include incidental retail sales of wine and related products.
Article 6 (RU, Rural Zoning District)

Add to Permitted Principal Uses:

603.17 On-site agricultural processing with 100-foot minimum setback.

603.18 Custom butchering/meat curing/processing with a 100-foot minimum setback.

603.19 Commercial feedlots with a 300-foot minimum setback.

603.20 Slaughterhouse/meat packing plants with a 300-foot minimum setback.

603.21 Ag-Processing with a 300-foot minimum setback.

Delete from Special Uses:

607.20 Meat Cutting or butchering operations.

Add to Special Uses:

607.55 On-Site agricultural processing with less than a 100-foot minimum setback.

607.56 Custom butchering/meat curing/processing with less than a 100-foot minimum setback.

607.57 Commercial feedlots with less than a 300-foot minimum setback.

607.58 Slaughterhouse/Meat packing plants with less than a 300-foot minimum setback.

607.59 Ag-Processing with less than a 300-foot minimum setback.

ARTICLE 12 – GENERAL BUSINESS DISTRICT

Delete from Permitted Principal Uses:

~~1202.34 – Meat cutting and Butchering shops.~~

Add to Permitted Principal Uses:

1202.34 Custom Butchering/meat curing/processing.

ARTICLE 13 – LIGHT INDUSTRY DISTRICT

Delete from Permitted Principal Uses:

~~1302.23 – Meat cutting and butchering shops.~~

Add to Permitted Principal Uses:

1302.23 Custom butchering/meat curing/processing.

1302.40 On-site Agricultural processing.

1302.41 Commercial feedlots with a 300-foot minimum setback.

1302.42 Slaughterhouse/meat packing plants with a 300-foot minimum setback.

1302.43 Ag-Processing with a 300-foot minimum setback.

Add to Special Uses:

1305.18 Commercial feedlots with less than a 300-foot minimum setback.

1305.19 Slaughterhouse/meat packing plants with less than a 300-foot minimum setback.

1305.20 Ag-processing with less than a 300-foot minimum setback.

ARTICLE 14 – HEAVY INDUSTRY DISTRICT

Remove from Permitted Principal Uses:

~~1402.11~~ ~~Meat cutting and butchering shops.~~

Add to Permitted Principal Uses:

1402.11 Custom butchering/meat curing/processing.

1402.29 On Site Agricultural Processing.

1402.30 Commercial feedlots with a 300-foot minimum setback.

1402.31 Slaughterhouse/meat packing plants with a 300-foot minimum setback.

1402.32 Ag-Processing with a 300-foot minimum setback.

Add to Special Uses:

1405.13 Commercial Feedlots with less than a 300-foot minimum setback.

1405.09 Slaughterhouse/Meat Packing Plants/Meat Packing Plants with less than a 300-foot minimum setback.

1405.10 Ag-Processing with less than a 300-foot minimum setback.

ARTICLE 18 – SITE DEVELOPMENT STANDARDS

1804.05 Schedule of Required Off-Street Parking

Use

COMMERCIAL/OFFICE

Restaurants, Bars, Taverns, Nightclubs, Winery Tasting Rooms

Title 18, Ch. 9

Arizona Administrative Code

Department of Environmental Quality – Water Pollution Control

ARTICLE 9. ARIZONA POLLUTANT DISCHARGE
ELIMINATION SYSTEM

Editor's Note: The recodification at 7 A.A.R. 2522 described below erroneously moved Sections into 18 A.A.C. 9, Article 9. Those Sections were actually recodified to 18 A.A.C. 9, Article 10. See the Historical Notes for more information (Supp. 01-4).

Article 9, consisting of Sections R18-9-901 through R18-9-914 and Appendix A, recodified from 18 A.A.C. 13, Article 15 at 7 A.A.R. 2522, effective May 24, 2001 (Supp. 01-2).

PART A. GENERAL REQUIREMENTS

R18-9-A901. Definitions:

In addition to the definitions in A.R.S. § 49-201 and 49-255, the following terms apply to this Article:

1. "Animal confinement area" means any part of an animal feeding operation where animals are restricted or confined including open lots, housed lots, feedlots, confinement houses, stall barns, free stall barns, milkrooms, milking centers, cowyards, baryards, medication pens, walkers, animal walkways, and stables.
2. "Animal feeding operation" means a lot or facility (other than an aquatic animal production facility) where the following conditions are met:
 - a. Animals (other than aquatic animals) have been, are, or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period; and
 - b. Crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility.
3. "Aquaculture project" means a defined managed water area that uses discharges of pollutants into that designated project area for the maintenance or production of harvestable freshwater plants or animals. For purposes of this definition, "designated project area" means the portion or portions of the navigable waters within which the permittee or permit applicant plans to confine the cultivated species using a method or plan of operation, including physical confinement, that on the basis of reliable scientific evidence, is expected to ensure that specific individual organisms comprising an aquaculture crop will enjoy increased growth attributable to the discharge of pollutants, and be harvested within a defined geographic area.
4. "Border area" means 100 kilometers north and south of the Arizona-Sonora, Mexico border.
5. "Bypass" means the intentional diversion of waste streams from any portion of a treatment facility.
6. "CAFO" means any large concentrated animal feeding operation, medium concentrated animal feeding operation, or animal feeding operation designated under R18-9-D901.
7. "Concentrated aquatic animal production facility" means a hatchery, fish farm, or other facility that contains, grows, or holds aquatic animals in either of the following categories:
 - a. Cold-water aquatic animals. Cold-water fish species or other cold-water aquatic animals (including the Salmonidae family of fish) in a pond, raceway, or other similar structure that discharges at least 30 days per year, but does not include:
 - i. A facility that produces less than 9,090 harvest weight kilograms (approximately 20,000 pounds) of aquatic animals per year; and
 - ii. A facility that feeds the aquatic animals less than 2,272 kilograms (approximately 5,000 pounds) of food during the calendar month of maximum feeding.
 - b. Warm-water aquatic animals. Warm-water fish species or other warm-water aquatic animals (including the Ameiuridae, Cennarchidae, and Cyprinidae families of fish) in a pond, raceway, or other similar structure that discharges at least 30 days per year, but does not include:
 - i. A closed pond that discharges only during periods of excess runoff; or
 - ii. A facility that produces less than 45,454 harvest weight kilograms (approximately 100,000 pounds) of aquatic animals per year.
8. "Daily discharge" means the discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling. For pollutants with limitations expressed in units of mass, the daily discharge is calculated as the total mass of the pollutant discharged over the day. For pollutants with limitations expressed in other units of measurement, the daily discharge is calculated as the average measurement of the pollutant over the day.
9. "Discharge of a pollutant" means any addition of any pollutant or combination of pollutants to a navigable water from any point source.
 - a. The term includes the addition of any pollutant into a navigable water from:
 - i. A treatment works treating domestic sewage;
 - ii. Surface runoff that is collected or channeled by man;
 - iii. A discharge through a pipe, sewer, or other conveyance owned by a state, municipality, or other person that does not lead to a treatment works; and
 - iv. A discharge through a pipe, sewer, or other conveyance, leading into a privately owned treatment works.
 - b. The term does not include an addition of a pollutant by any industrial user as defined in A.R.S. § 49-255(4).
10. "Draft permit" means a document indicating the Director's tentative decision to issue, deny, modify, revoke and reissue, terminate, or reissue a permit.
 - a. A notice of intent to terminate a permit is a type of draft permit unless the entire discharge is permanently terminated by elimination of the flow or by connection to a POTW, but not by land application or disposal into a well.
 - b. A notice of intent to deny a permit is a type of draft permit.
 - c. A proposed permit or a denial of a request for modification, revocation and reissuance, or termination of a permit, are not draft permits.
11. "EPA" means the U.S. Environmental Protection Agency.
12. "General permit" means an AZPDES permit issued under 18 A.A.C. 9, Article 9, authorizing a category of discharges within a geographical area.
13. "Individual permit" means an AZPDES permit for a single point source, a single facility, or a municipal separate storm sewer system.
14. "Land application area," for purposes of Article 9, Part D, means land under the control of an animal feeding operation owner or operator, whether it is owned, rented, or leased, to which manure, limer, or process wastewater from the production area is or may be applied.

Arizona Administrative Code

Title 18, Ch. 9

Department of Environmental Quality – Water Pollution Control

15. "Large concentrated animal feeding operation" means an animal feeding operation that stables or confines at least the number of animals specified in any of the following categories:
- a. 700 mature dairy cows, whether milked or dry;
 - b. 1,000 veal calves;
 - c. 1,000 cattle other than mature dairy cows or veal calves. Cattle includes heifers, steers, bulls, and cow and calf pairs;
 - d. 2,500 swine each weighing 55 pounds or more;
 - e. 10,000 swine each weighing less than 55 pounds;
 - f. 500 horses;
 - g. 10,000 sheep or lambs;
 - h. 55,000 turkeys;
 - i. 30,000 laying hens or broilers, if the animal feeding operation uses a liquid manure handling system;
 - j. 125,000 chickens (other than laying hens), if the animal feeding operation uses other than a liquid manure handling system;
 - k. 81,000 laying hens, if the animal feeding operation uses other than a liquid manure handling system;
 - l. 30,000 ducks, if the animal feeding operation uses other than a liquid manure handling system; or
 - m. 5,000 ducks, if the animal feeding operation uses a liquid manure handling system.
16. "Large municipal separate storm sewer system" means a municipal separate storm sewer that is either:
- a. Located in an incorporated area with a population of 250,000 or more as determined by the 1990 Decennial Census by the Bureau of the Census;
 - b. Located in a county with an unincorporated urbanized area with a population of 250,000 or more, according to the 1990 Decennial Census by the Bureau of Census, but not a municipal separate storm sewer that is located in an incorporated place, township, or town within the county; or
 - c. Owned or operated by a municipality other than those described in subsections (16)(a) and (16)(b) and that are designated by the Director under R18-9-A902(D)(2) as part of the large municipal separate storm sewer system.
17. "Manure" means any waste or material mixed with waste from an animal including manure, bedding, compost and raw materials, or other materials commingled with manure or set aside for disposal.
18. "Manure storage area" means any part of an animal feeding operation where manure is stored or retained including lagoons, run-off ponds, storage sheds, stockpiles, under-house or pit storages, liquid impoundments, static piles, and composting piles.
19. "Medium concentrated animal feeding operation" means an animal feeding operation in which:
- a. The type and number of animals that it stables or confines falls within any of the following ranges:
 - i. 200 to 699 mature dairy cows, whether milked or dry;
 - ii. 300 to 999 veal calves;
 - iii. 300 to 999 cattle other than mature dairy cows or veal calves. Cattle includes heifers, steers, bulls, and cow and calf pairs;
 - iv. 750 to 2,499 swine each weighing 55 pounds or more;
 - v. 3,000 to 9,999 swine each weighing less than 55 pounds;
 - vi. 150 to 499 horses;
 - vii. 3,000 to 9,999 sheep or lambs;
 - viii. 16,500 to 54,999 turkeys;
 - ix. 9,000 to 29,999 laying hens or broilers, if the animal feeding operation uses a liquid manure handling system;
 - x. 37,500 to 124,999 chickens (other than laying hens), if the animal feeding operation uses other than a liquid manure handling system;
 - xi. 25,000 to 81,999 laying hens, if the animal feeding operation uses other than a liquid manure handling system;
 - xii. 10,000 to 29,999 ducks, if the animal feeding operation uses other than a liquid manure handling system; or
 - xiii. 1,500 to 4,999 ducks, if the animal feeding operation uses a liquid manure handling system; and
 - b. Either one of the following conditions are met:
 - i. Pollutants are discharged into a navigable water through a man-made ditch, flushing system, or other similar man-made device; or
 - ii. Pollutants are discharged directly into a navigable water that originates outside of and passes over, across, or through the animal feeding operation or otherwise comes into direct contact with the animals confined in the operation.
20. "Medium municipal separate storm sewer system" means a municipal separate storm sewer that is either:
- a. Located in an incorporated area with a population of 100,000 or more but less than 250,000, as determined by the 1990 Decennial Census by the Bureau of the Census; or
 - b. Located in a county with an unincorporated urbanized area with a population of 100,000 or more but less than 250,000 as determined by the 1990 Decennial Census by the Bureau of the Census; or
 - c. Owned or operated by a municipality other than those described in subsections (20)(a) and (20)(b) and that are designated by the Director under R18-9-A902(D)(2) as part of the medium municipal separate storm sewer system.
21. "MS4" means municipal separate storm sewer system.
22. "Municipal separate storm sewer" means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, and storm drains):
- a. Owned or operated by a state, city, town county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control district or drainage district, or similar entity, or a designated and approved management agency under section 208 of the Clean Water Act (33 U.S.C. 1288) that discharges to waters of the United States;
 - b. Designed or used for collecting or conveying stormwater;
 - c. That is not a combined sewer; and
 - d. That is not part of a POTW.
23. "Municipal separate storm sewer system" means all separate storm sewers defined as "large," "medium," or "small" municipal separate storm sewer systems or any municipal separate storm sewers on a system-wide or jurisdiction-wide basis as determined by the Director under R18-9-C902(A)(1)(g)(i) through (iv).



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Director

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Keith Dennis, Senior Planner
For: Carlos De La Torre, P.E., Community Development Director
SUBJECT: Docket SU-12-08 (Miles)
DATE: June 26, 2012, for the July 11, 2012 Meeting

REQUEST FOR A SPECIAL USE

Docket SU-12-08 (Miles): The Applicant seeks Special Use authorization from the Planning and Zoning Commission for warehousing and distribution of propane on a parcel zoned General Business (GB), a Special Use per Section 1205.01 of the Zoning Regulations. The Applicant is proposing to place a propane tank in an area surrounded by a chain link fence. Trucks affiliated with GM Propane would access and fill-up at the site, and distribute the propane to customers off-site. The Applicant recently purchased a portion of a larger parcel which is not reflected on the maps shown at this time.

The subject parcel (106-04-097B) is located at 2539 N. State Route 90 in Whetstone, AZ. It is further described as being situated in Section 12 of Township 20, Range 19 East of the G&SRB&M, in Cochise County, Arizona. The Applicant is Marshall Miles of GM Propane.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING USES

Size: 2.1 Acres
Zoning: GB – General Business
Growth Area: Category B (Community Growth Area)
Plan Designation: Enterprise
Area Plan: None Applicable
Existing Uses: Undeveloped Land
Proposed Uses: Unmanned Propane Storage/Distribution Facility

Surrounding Zoning

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Arizona State Lands
South	GB	Undeveloped Land
East	GB	Auto Body Shop; SR 90
West	RU-4	Undeveloped Land

II. PARCEL HISTORY

2006 – Permit for a factory built building (Roadrunner Auto Body Shop).

2008 – Sign Permit issued.

III. SPECIAL USE REQUEST AND BACKGROUND

The Applicant, Marshall Miles of GM Propane, has recently acquired a 2.1 acre portion of the property, which he intends to develop as an unmanned propane storage and distribution facility. If approved by the Commission, the property would essentially be a fenced enclosure where GM Propane trucks would enter and fill their propane tanks for off-site distribution to GM customers in the area. No on-site storage of vehicles or other equipment would take place, and no other facilities are proposed at this time. Propane storage and distribution is allowed as a special use in the GB Districts under Section 1205.01 of the Zoning Regulations as “manufacturing, wholesaling, warehousing, distribution or storage of goods.

IV. COMPLIANCE WITH SPECIAL USE FACTORS (SECTION 1716.02)

Section 1716.02 of the Zoning Regulations provides a list of 10 factors with which to evaluate Special Use applications. Staff uses these factors to help determine whether to recommend approval for a Special Use Permit, as well as to determine what conditions and/or modifications may be needed. Nine of the 10 criteria apply to this request. The project complies with five of the nine applicable factors as submitted, but with the recommended conditions and modifications to development standards requested by the Applicant, the proposal would comply with each of the nine applicable factors.

A. Compliance with Duly Adopted Plans: Not Applicable

The special use is consistent with master development plans, transportation plans or other land use plans if any have been adopted for the area encompassing the special use.

The project site is not within any such area.

B. Compliance with the Zoning District Purpose Statement: Complies

The proposed special use shall comply with one or more of the purposes stated in the "Purpose" section of the applicable zoning district and harmonious with existing development.

The project proposal complies with Section 1201.02 of the Zoning Regulations, which stipulates appropriate business activities including “wholesale or distribution activities in locations with adequate access to major streets and highways.”

C. Development Along Major Streets: Complies (Subject to Condition #2)

The development limits the number of access points on major thoroughfares or arterial streets, and County collectors through the use of frontage roads, shared access, no access easements or other safe methods designed to minimize road cuts that create unsafe traffic conflicts, hazardous traffic congestion and obstruct the functioning of arterials.

The property is located on the west side of SR 90 in Whetstone, behind the Roadrunner Auto Body Shop, which occupies the road frontage. This existing business has an access agreement in place with ADOT, who considers it to be adequate for the proposed use. Condition #2 reminds Applicants of their responsibilities in regard to other permitting requirements relative to other local, state and federal agencies. In this case, staff understands that ADOT will simply require that the new land use be added to the existing ADOT access permit for SR 90 (see Attachment D – Agency Comments).

D. Traffic Circulation Factors: Complies

- 1. The special use is consistent with preservation of the functions of surrounding streets as defined in Section 102B3 (a-g) of the Comprehensive Plan.*
- 2. The special use does not result in the use of any residential street for non-residential through traffic.*
- 3. Consideration of future circulation needs in the surrounding area have been taken into account through right-of-way dedication and off-site improvements, if warranted.*

There is an existing, dedicated public right-of-way along the northern property boundary of the site with a native dirt surface, which the Applicant intends to use to access the property. The position of the apron accessing SR 90 relative to this right-of-way means that trucks exiting the highway will have to curve to the northwest to reach the site (see orange arrow, below). The Applicant would prefer, however, to have his trucks move due west and access the site without the need for turning maneuvers (see white arrow, below).



Blue: location of future propane tank. Orange: current route to access the property. White: possible future access route to the site.

Staff understands that the Applicant is working with the owner of the existing business to secure such an access, which may mean dedicating an access easement through this area. A dedicated public access lies directly to the north of the dirt road. The existing easement is not in the County road maintenance system, and no right-of-way permit would be required.



Above: West view of the access route to the site. The fenced-off area at left diverts traffic to the existing right-of-way at center. Below: East view of the SR 90 apron.



E. Adequate Services and Infrastructure: Complies

The following factors are used to determine if there are adequate services and infrastructure to serve the special use:

- 1. The applicant has provided adequate information to evaluate the impacts on roads, other infrastructure and public facilities. The applicant must demonstrate that there are adequate provisions to address the impacts identified; the applicant shall provide data supporting the estimated traffic volume as part of the application.*
- 2. If the site accesses on a road where existing demonstrable traffic problems created by incremental development have already been identified, such as a high number of accidents, substandard road design or surface, or the road is near or over capacity. If so, the applicant has proposed a method to address these problems.*
- 3. The proposed development meets or will meet the applicable requirements for street, sewer, or water improvements.*
- 4. The site has access to streets that are adequately designed and constructed to handle the volume and nature of traffic typically generated by the use.*

This factor is primarily applicable in terms of transportation considerations. County staff and ADOT consider the proposed use to be in keeping with the capacities of the existing roads and improvements (see Attachment D).

F. Significant Site Development Standards: Complies (Subject to Requested Modification/Waiver to Development Standards)

The special use adequately addresses the significant applicable site development standards, including development in or near a floodplain. The applicant has adequately justified any waivers requested from site development standards.

Staff received an adequate concept plan for an unmanned facility as part of the Application. The proposed project would meet minimum setbacks for Special Uses in the GB zoning districts (80-ft.), maximum site coverage (up to 85% of the site may be covered by impervious surfaces and materials). And although the subject property is located within a Category B Growth Area, screening isn't required because the proposed non-residential use would not abut a residential zoning district. Furthermore, Section 1804.10 of the Zoning Regulations indicates:

"In all zoning districts, for every use, building, or part thereof, erected or enlarged after the effective date of these Regulations, which is occupied or to be occupied by a use requiring receipt or distribution of materials or merchandise by motor truck, there shall be provided and maintained on the same site as the building or use, adequate off-street loading space meeting the minimum requirements..."

Therefore, the Applicant would be required to provide a 12x45 (minimum) loading space.

The Applicant has requested that the site development standard requiring a 2-inch deep gravel surface for the interior of the site (1804.07) be modified to allow the addition of chips and/or pea gravel on the 2 inches of gravel. Mr. Miles has used this method at his Willcox yard and it has proven to be a stable surface for his trucks and effective in mitigating transient dust.

Because propane is a flammable substance, the Applicant intends to keep the entire site free of vegetation as a safety precaution. As such, the Applicant has requested a waiver from the landscaping requirement (Section 1806) for Category B Growth Areas.

G. Public Input: Complies

The Applicant completed the Citizen Review process and received no response.

H. Hazardous Materials: Complies (See Condition #3)

Propane is a hazardous material, subject to special regulations and considerations. The Applicant did submit the required material safety data sheets for the project, and these were transmitted to outside agencies for comment. The Whetstone Fire Department has indicated that the project must comply with the 2006 International Fire Code (see Condition #3).

I. Off-site Impacts: Complies (Subject to Requested Modification/Waiver to Development Standards)

Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water run-off.

The Applicant has also suggested an alternative method of surfacing the project site so as to provide a stable surface for trucks, but which, he maintains, will also provide a dust-free surface. As previously stated, the Applicant has requested a modification to allow chips and/or pea gravel to be added to the two-inches of gravel. Allowing this alternative surface treatment would require a modification to Section 1804.07.C, which requires a two-inch deep gravel surface. The Applicant also requests an exemption from the requirement, per Section 1806.02.B, which requires a minimum of 5% of the site to be landscaped. This waiver is sought in order to leave the property void of all vegetation, so as to reduce potential fire hazards on the property.

J. Water Conservation: Complies

The special use complies with the water conservation policies in Section 102E of the County Comprehensive Plan or any other adopted area plan.

Water use is of little concern with the use as proposed. The Applicant is requesting a waiver from the landscape requirements for this parcel, mostly to prevent fire hazards. However, the lack of vegetation will assist in conserving groundwater and therefore complies with policy.

V. PUBLIC COMMENT

Staff mailed notices to property owners within one-mile of the subject property, posted the property as required, and published a legal notice on June 21, 2012. Staff has received two letters supporting this proposed use and small businesses in general

VI. SUMMARY AND RECOMMENDATIONS**Factors in Favor of Allowing the Special Use**

1. With the recommended conditions, the proposed facility would comply with each of the nine applicable Special Use evaluation factors;
2. The subject parcel is of a size and configuration that would allow compliance with all applicable site development standards with the modification and waiver requested;
3. The proposed parcel is well situated with easy access to State Route 90 near existing businesses;
4. The location of this site would benefit the Applicant's ability to service customers located in the southwestern portion of the County; and
5. Two neighboring parcel owners support the expansion and operation of a small business.

Factors Against Approval

None Apparent.

Based on the factors in favor of approval, staff recommends **conditional approval** of this Special Use request. Staff recommends such approval be subject to the following conditions:

1. Within thirty (30) days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. The Applicant shall apply for a building/use permit for the project within one year of approval, such application to include a completed joint permit application. The building/use permit shall include a revised, complete commercial permit questionnaire, and appropriate fees. The submittal shall also include a site plan in conformance with all applicable site development standards, and with Section 1705 of the Zoning Regulations. A permit must be issued within 18 months of Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations, including compliance with the 2006 International Fire Code; and

3. Any changes to the approved Special Use shall be subject to review by the Planning Department and may require additional modification and approval by the Planning and Zoning Commission.

VII. REQUESTED MODIFICATION/WAIVER TO DEVELOPMENT STANDARDS

The Applicant has requested the following Modifications to development standards, which staff supports:

1. Allow chips and/or pea gravel to be placed over the 2-inch deep gravel surface required per Section 1804.07.C; and
2. Allow a waiver from the landscaping requirements of Section 1806.02.B, to ensure a vegetation-free site to minimize fire danger.

Sample Motion: *"Mr. Chairman, I recommend approval of Docket SU-12-08, with the conditions of approval as recommended by Staff and the modification and waiver to development standards as requested by the Applicant; the factors in favor of approval constituting findings of fact."*

VIII. ATTACHMENTS

- A. Special Use Application
- B. Location Map
- C. Concept Plan
- D. Agency Comments
- E. Citizen Review Report and Public Comment



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning & Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

COCHISE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE (TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER: 106-04-097B ZONING DISTRICT GB
APPLICANT: MARSHALL miles
MAILING ADDRESS: 1551 W ARCHERY Willow AZ 85643
CONTACT TELEPHONE NUMBER: (520) 384-9150 (MARSHALL)
PROPERTY OWNER (IF OTHER THAN APPLICANT): Miles Family Trust
ADDRESS: 1551 W ARCHERY Willow AZ 85643

DATE SUBMITTED: 2-25-2012

Special Use Permit Public Hearing Fee (if applicable)
Building/Use Permit Fee
Total paid

\$ 300.00
\$
\$ 300.00

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (9) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Citizen Review Report, if special use.

"Public Programs, Personal Service"
www.cochise.az.gov

6. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
7. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? VACANT

2. What is the proposed use or improvement? PROPANE STORAGE TANK.
OF

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? TO FILL OUR

DELIVERY TRUCKS ON THIS SITE. NO ODOR, OR NOISE. WE
BELIEVE NO ADVERSE ACTIVITIES WILL OCCUR AT THIS SITE, TO
ALARM, OR HINDER OUR NEIGHBORS

4. Describe all intermediate and final products/services that will be produced/offered/sold.

PROPANE.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

METAL

6. Will the project be constructed/completed within one year or phased? One Year 3 MONTHS
Phased if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 5 Hours (from 8 AM to 5 PM)

B. Number of employees: Initially: 2 Future: 6
Number per shift Seasonal changes 1 ONE IN THE SUMMER 3 IN THE WINTER.

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

2 TRUCKS PER DAY

(2) Total trucks (e.g., by type, number of wheels, or weight)

BOB TAIL'S 2 PER DAY WINTER AND ONE 18 WHEELER
PER WEEK

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

90% NORTH 90 80% SOUTH 90

(4) If more than one direction, estimate the percentage that travel in each direction

80 SOUTH ON 90° U.S.

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest

WINTER

D. Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

Estimated total gallons of water used: per day 0 per year 0

E. Will you use a septic system? Yes ___ No X If yes, is the septic tank system existing? Yes ___ No ___
Show the septic tank, leach field and 100% expansion area on the site plan.

F. Does your parcel have permanent legal access*? Yes X No ___
If no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet.

Does your parcel have access from a (check one):
____ private road or easement**
____ County-maintained road
X State Highway

**If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

G. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA _____

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic	<u>0</u>	
Electricity	<u>SSVEC</u>	
Natural Gas	<u>0</u>	
Telephone	<u>0</u>	
Fire Protection	<u>Fire Hydrant on site</u>	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

The Filling of Bobtail Delivery truck
Empty they will Require About 15 min. To Fill.
30 min. per Day.

2. Will outdoor storage of equipment, materials or products be needed? Yes ☒ No ☐ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. _____
3. Will any noise be produced that can be heard on neighboring properties? Yes ☐ No ☒ if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties? _____
4. Will any vibrations be produced that can be felt on neighboring properties? Yes ☐ No ☒ if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties? _____
5. Will odors be created? Yes ☐ No ☒ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____
6. Will any activities attract pests, such as flies? Yes ☐ No ☒ If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____
7. Will outdoor lighting be used? Yes ☐ No ☒ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.
8. Do signs presently exist on the property? Yes ☐ No ☒ If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ___ No ☒ If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
Yes ___ No ☒

If yes, will storm water be directed into the public right-of-way? Yes ___ No ___

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ___ No ☒

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

CRUSHED Aggregate.

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes ___ No ☒ If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Community Development, Planning, Zoning & Building Safety Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site is one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

2. How many acres will be cleared? 1

If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) _____

LAND will be leveled AND 2" OF CRUSHED
Aggregate will be Applied TO ENTIRE SURFACE.

SECTION D - Hazardous or Polluting Materials

Does the proposed use involve hazardous materials? These can include paint, solvents, chemicals and chemicals wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, or biological agents. Engine repair, dry cleaning, manufacturing and all uses that commonly use such substances in the County's experience require completion of the attachment.

No _____ Yes X If yes, complete the attached Hazardous Materials Attachment. Engine repair, manufacturing and all uses that commonly use such substances in the County's experience also require completion of the attachment.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impacts. The Arizona Department of Environmental Quality (ADEQ) Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333.)

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Marshall Hill

Date signed 2.25-2012.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning & Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Hazardous Materials Attachment

Firm's current name: GM PROPANE.
Current location: 1551 WEST ARCHERY
Fire district: Willcox AZ 85643
Nearest main intersection with street names: U.S. 90 & MEGA DR.
Distance: 400' US 90 miles Direction: EAST.

Firm's previous location(s)

Previous name(s) of firm/operation: _____

Previous location(s): _____ Date(s): _____

Previous compliance/accident history: _____

Date(s): _____

1. List hazardous and polluting materials (including raw materials, products, wastes, emissions, discharges, etc.) that will be brought to, stored, manufactured, produced, generated, processed or otherwise used at or released or transferred from the site and the quantities you will store. Material Safety Data Sheets (MSDS) are required for all such substances.

Material	<u>PROPANE</u>	Quantity	<u>18,000</u>
Material		Quantity	
Material		Quantity	
Material		Quantity	

2. How will substances be stored? (For example, automotive batteries require impervious flooring, flammables require NFPA 30 cabinets, gas cylinders need restraints, and many chemicals have specific requirements, such as secondary containment areas for liquids. These requirements are found in the MSDS or can be requested from ADEQ.)

1 18,000 PROPANE CYLINDER.

3. What methods will ensure proper containment during use or ventilation? (Waste and by-products as well as substances have specific needs to control damage from those products.)

The NATIONAL FIRE AND SAFETY book :
Rules will be Followed to The letter.
NO MATERIAL SHOULD EVER ESCAPE.
PROPANE , EVAPORATOR. WITH NO ADVERSE EFFECTS

4. Is any welding being performed and where? (Flammables must be kept away from sources of ignition such as electricity, arcs, sparks, hot metal or open flame. Gas cylinders must be secured.)

NO

5. How will waste/ excess substances be disposed of? (Commercial operators may not use the County transfer stations' hazardous waste program. They handle only household materials.)

OUR PRODUCT PRODUCES TO WASTE

6. What evacuation, treatment and notification will be made if there are any releases to groundwater or air? (Notification may be required to the Sheriff's Department, adjacent neighborhoods, State Fire Marshal, local fire district, ADEQ, and/ or EPA.)

FIRE MARSHALL, SHERIFFS DEPARTMENT, will
be contacted in the event of any emergency

Signature



Date

2-25-2012.



Arizona Department of Agriculture (ADA)
Licensing and Registration Section
1688 West Adams, Phoenix, Arizona 85007
Phone: (602) 542-6408
Fax: (602) 542-0466

Notice of Intent to Clear Land

ARS § 3-904

Pursuant to A.R.S. § 3-904 the undersigned, as Owner of the Property described herein, gives this Notice of Intent to Clear Land of protected native plants.

1. **Owner/landowner's agent.** The owner or landowner's agent of the Property upon which protected native plants will be affected:

Owner's Name MARSHALL Miles Fax 384-2046 Phone (520) 384-9150
Address 1551 WEST ARCHERY
Agent's Name _____ Fax _____ Phone _____
Address _____

2. **Property.** The description and location of the Property upon which protected native plants will be affected:

County Cochise
Name of Property/Project MARSHALL Miles
Address 1551 WEST ARCHERY
Physical Location (attach map) _____
(Note: Map must also show surrounding land for 1/2 mile in each direction)
Tax Parcel ID Nos. 106-04-097B
Legal Description (or attach copy) _____
Number of Acres to be Cleared 1 ACRES

3. **Owner's Intent.** Landowner's intentions when clearing private land of protected native plants.

- ☐ Owner intends to allow salvage of the plants, and agrees to be contacted by native plant salvagers.
☐ Owner intends to transplant the plants onto the same property, or to another property he also owns.
☐ Owner has already arranged for salvage of the plants.
☐ Owner does not intend to allow salvage of the plants.

☒ Other VERY MINIMAL VEGATION NATIVE GRASS. MESQUITE TREES.

4. **Approximate starting date.** MAY 1ST 2012.
(See notice period listed on reverse side)

Signature Marshall Miles Date 2-25-12

Notice to salvagers: Consent of the landowner is required before entering any lands described in this notice.

(8)

I am currently a licensed contractor:

Contractor Name: SCOGGINS CONTRACTING
 Doing Business As: _____
 ROC License #: 226228 Classification of ROC License: _____
 Contractor's Signature: Wade Butte Date: _____
 Title: CEO

I am an Owner/Builder:

Owner/Builder Name: _____
 Owner/Builder Address: _____
 Owner/Builder Signature: _____ Date: _____

EXEMPTION FROM LICENSING

I am exempt from Arizona Contractors' license laws on the basis of the licensing exemptions contained in A.R.S. 32-1121A.

- ☐ I am the Owner/Builder of the property. I will follow in strict compliance with 32-1121A.5. The property is intended for sole occupancy by the owner, not intended for occupancy by members of the public, owner's employees or business visitors. The structures are **NOT INTENDED FOR SALE OR RENT WITHIN 1 YEAR AFTER COMPLETION.**
- ☐ I am the Owner/Developer of the property. I will follow in strict compliance with 32-1121A.6. I will contract with a General Contractor licensed pursuant to this chapter. To qualify for this exemption, all licensed contractors' names and license numbers working on this project shall be included on this application and contained within all sales documents.
- ☐ Other Exemption: _____

I fully understand that the exemption provided by A.R.S. 32-1121A.14 (the Handyman Exemption) does not apply to ANY construction project which requires a building permit, is the smaller part of a larger project and/or the total aggregate contract price including labor, materials and all other items is \$1,000 or more.

I will be using the following licensed contractors or sub-contractors on this project:

_____	ROC License #:	_____	Class:	_____
(General Contractor)				
_____	ROC License #:	_____	Class:	_____
(Mechanical Contractor)				
_____	ROC License #:	_____	Class:	_____
(Electrical Contractor)				
_____	ROC License #:	_____	Class:	_____
(Plumbing Contractor)				

FALSIFICATION OF INFORMATION ON THIS DOCUMENT FOR THE PURPOSE OF EVADING OR ATTEMPTING TO EVADE STATE LICENSING LAWS IS A CLASS 2 MISDEMEANOR PURSUANT TO ARIZONA REVISED STATUTES 13-2704.

I have read and fully understand all of the information contained within this document. The above information provided by me on this document is true and accurate to the best of my knowledge.

PRINT FULL NAME AND ADDRESS:

 Signature: _____ Date: _____

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May 30, 2012

TO: Cochise County Community Development Department
Planning, Zoning and Building Safety

ATTENTION: Keith Dennis, Senior Planner

REGARDING: Permit Requirement, consideration for waiver

GM Propane is requesting a waiver on the following items:

1. **Landscaping:** When dealing with Propane, we believe it would create a fire hazard around the facility in the event of a fire. We are asking this be waived for safety reasons.

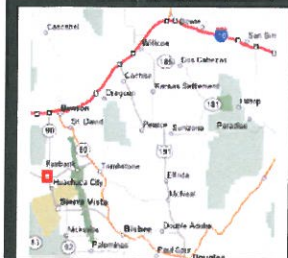
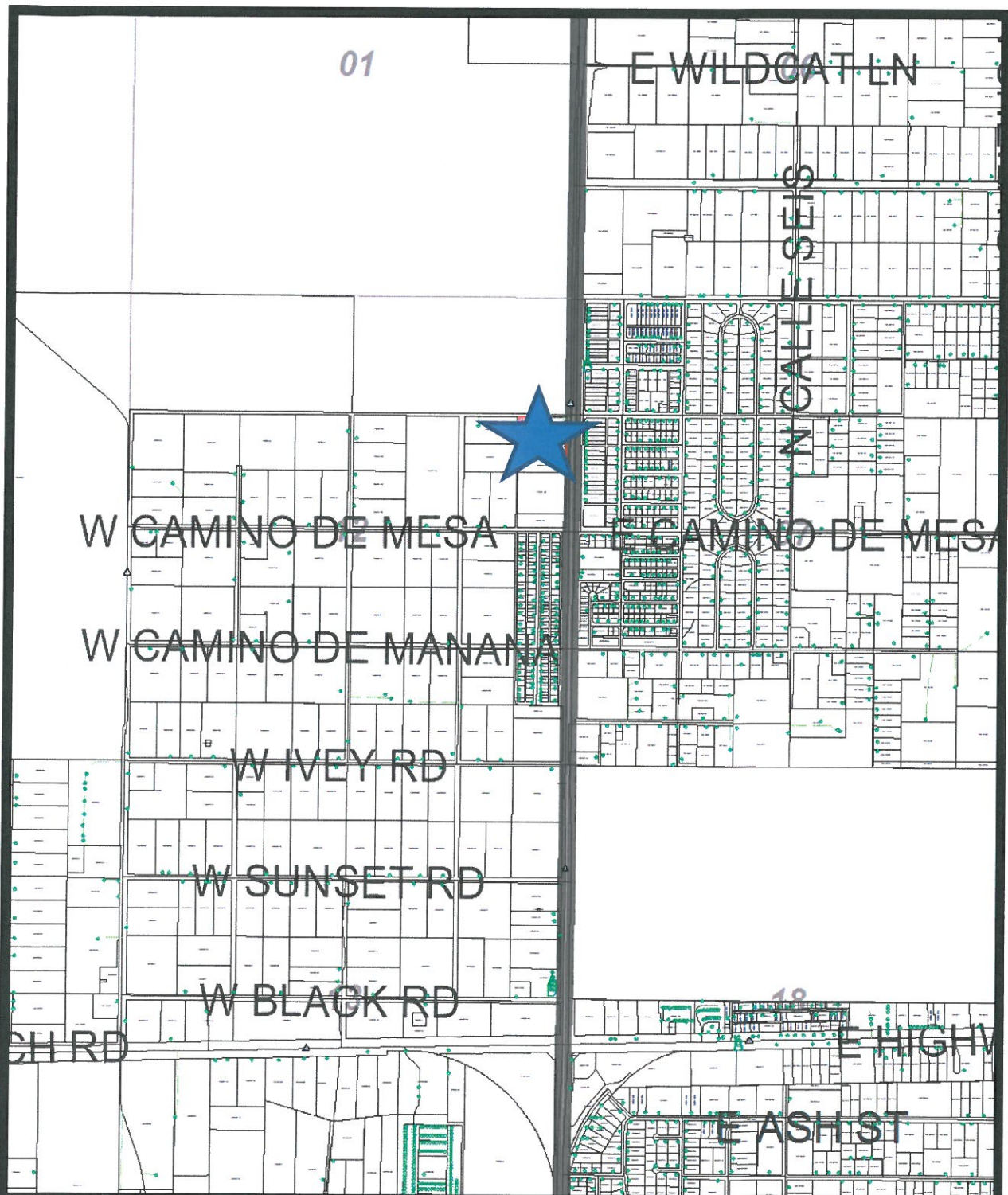
2. **Chip Sealing:** We will be laying a two-inch rock and pea gravel on the ground at the facility. We have had this surface on the ground at our current facility for the past 10 years, and have been extremely effective in not creating any dust or debris. We have had heavy trucks and traffic in and out during that time period and the ground has performed well to that regard. In addition, chip sealing would be a large cost increase to the projects bottom line, due to the size of the facility with no real advantage.

Thank you for your consideration in this matter!

Sincerely,

Marshall Miles

Marshall Miles, CEO
GM Propane



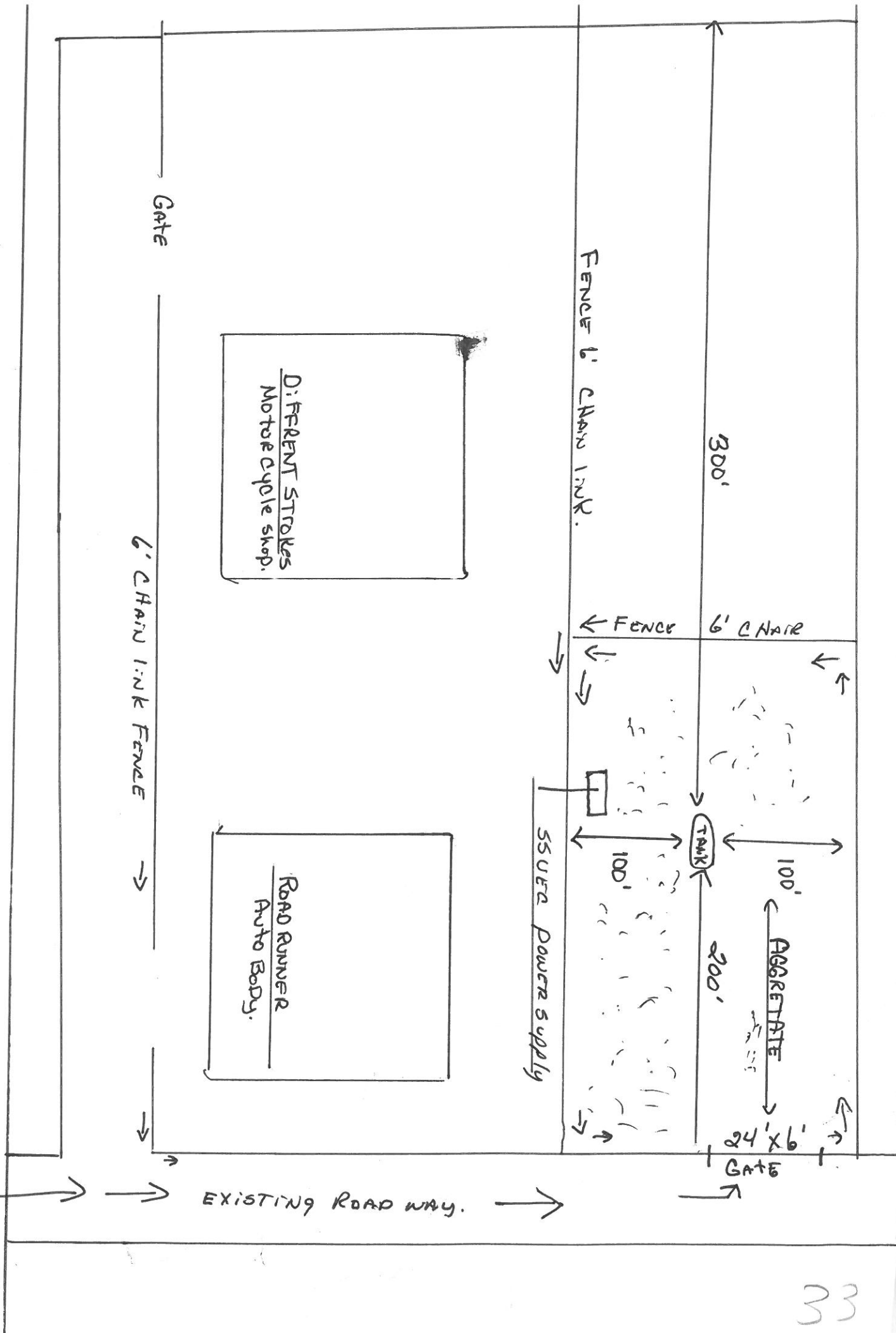
Docket SU-12-08 (Miles) Location Map

This map is a product of the
Cochise County GIS



0' 1" = 1580'

STATE Route US 90.





Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janice K. Brewer
Governor

John S. Halikowski
Director

May 23, 2012

Jennifer Toth
State Engineer

Mr. Keith Dennis, Senior Planner
Ms. Jennifer Vincent, Senior Planning Technician
Cochise County Community Development Dept.
1415 Melody Lane
Bisbee, Arizona, 85603

RE: Permit 12-588, SR 92, MP 329.5, Pizzeria Mimosa
Permit SU-12-08, SR 90 MP 307.1, G & M Propane

Dear Ms Vincent and Mr. Dennis:

Thank you for the opportunity to review the Cochise County Development Transmittals for permit proposals listed above. We have reviewed both proposals with regard to traffic on SR 90 and SR 92 and find that there is no need to offer comments on either of these proposals. Our review was based on the information that was provided to ADOT through the Development Review Team Transmittal Letter for each of these proposals.

Permit NO 12-588, 4755 E Neapolitan Way, in Hereford: The addition of the 994 sq ft building with a 361 sq ft porch does not appear to add a significant increase to the trip generation of the existing business. The addition, as presented, will be used for banquets, wedding receptions, meetings and cooking classes which appear to be occasional in nature with sporadic in trip generation. The existing access is adequate to support the total number of trips generated by the existing and proposed land use.

Permit SU-12-08, 2539 N. Highway 90, in Whetstone: As proposed, the estimated trip generation for this land use for warehousing and distribution of propane on the property is minimal and should not have significant impacts to traffic on SR 90. The proposed business is seeking a joint-use agreement with the Roadrunner Auto Shop and is not seeking direct access to SR 90. The existing access appears to be adequate for the intended traffic. Necessary improvements concerning the ADOT right-of-way will be addressed through the ADOT Permit Processes. Please advise the applicant/owner that any change in the land use, such as on-site public distribution of propane would change the intent of these comments and would require further review.

If you have questions regarding these comments, please contact me at (520) 388-4229.

Thank you

Dee Crumbacher
Transportation Engineering Specialist
ADOT, Southern Regional Traffic Engineering
1221 S. 2nd Ave., MD T120
Tucson, AZ 85713

CC: Paul David, PE, Development Engineer, ADOT
Karen Lamberton, County Transportation Planner, Cochise County
Scott Beck, PE, Regional Traffic Engineer, ADOT
Armando Membrilla, CPM Permits Technician III, Safford District Permits



COCHISE COUNTY PLANNING DEPARTMENT

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Carlos De La Torre, P.E., Community Development Director

MEMORANDUM

TO: Keith Dennis, Senior Planner

FROM: Karen L. Lamberton, AICP, County Transportation Planner

SUBJECT: Propane Storage and Distribution: SU-12-08\Parcel #106-04-097B

DATE: May 22, 2012

The applicant is seeking to operate a propane storage and distribution business in a GB zone. Access is taken from one (1) existing joint use driveway apron onto State Highway 90 (Encroachment Permit #102082). The apron itself is in adequate condition with minor chipping along the northern edge. No immediate maintenance issues were noted.

An existing driveway/dirt road reaches the subject parcel running approximately down the property line of the adjacent parcel. The exact placement of this roadway could only be determined by a specific survey; however, it appears that the roadway is not placed entirely upon the 40-foot public easement and may encroach upon adjacent parcels. The access driveway is entirely upon parcel 106-04-97A and the connection to the roadway, by necessity, is also on this same parcel (Roadrunner Auto Body Shop).

Per the ITE Manual, 8th ed., this type use is classified a light industrial use (Land Use 110) and, based on the number of proposed employees and two (2) delivery trucks, is likely to generate an average vehicles 15.2 trips per day. There would be a minimal impact on peak hour travel from this operation. As currently proposed this use would be unmanned (no on-site office space).

Recommendation

Estimated trip generation is compatible with the surrounding uses and appropriately takes access onto the state highway. The applicant will need to request an amendment to the existing joint ownership access for the driveway located on SR90 at milepost 307.06; Permit #102082-T from ADOT, Safford District, Permits Office. This permit will require the applicant to participate with the other users of this access driveway in future maintenance of the apron. There would be no off-site improvements required for this proposed use.

During the commercial permit process there are a number of site development standards for a commercial use that may require changes to existing conditions, including meeting commercial driveway apron standards, driveway and site surface treatments, and depth of gravel on parking surfaces. These standards can be reviewed in the County's Road Design Standards and Specifications. However,

it is premature to do this level of analysis at the Special Use authorization stage and it is anticipated that these details will be worked out with the applicant during the commercial permit stage.

One of those details is specifically related to the access roadway to the subject parcel. The applicant is advised that their access connection and roadway to their parcel appears to be partially upon private land. Improvements to the roadway should be coordinate with adjacent parcel owners and the applicant may wish to consider joining in on the existing reciprocal easement agreement with the other two property owners. It may be desired, but is not required, to shift the roadway to the north so that it rests entirely upon the public easement set aside for roadway purposes. Staff has discussed this issue with the applicant and it appears that at this time informal agreements are in place between all the current users/parcel owners.

The existing connection from the access apron to the existing dirt roadway is not adequate, as currently configured. Alignment of fencing, parking and vegetation could partially block the travel-way. The surfacing is disintegrating in some areas and striping is faint or non-existent. Given the proposed trip generation this connection does not need to be a full "intersection" but the property owners will need to work together to make the connection clear and unencumbered in order to allow for the safe passage of loaded trucks to make the curving turn on and off of the highway. A graveled surfaced roadway would be adequate for this use and we would support a waiver to allow gravel/native surfacing for the parking and roadway surfaces. The connection from the ADOT apron, across the private "parking" lot area, to the roadway may need to be an upgraded hard-surface with striping to indicate the travel-way and clear zones; requirements for this connection will be worked out with the applicant at the commercial permit stage.

cc: SU 12-08; Highway Dept., ADOT Safford District and Traffic Engineering

Dennis, Keith

From: Lamberton, Karen
Sent: Thursday, May 03, 2012 7:03 PM
To: 'Dee Crumbacher'; 'Armando Membrila'
Cc: Dennis, Keith
Subject: SU 12-08 G&M Propane

Attachments: ROW Request Whetstone.docx

Keith and I went out to this site today (I'll get you some photos later) but the abstract version is that a full paved, and striped, apron is located here, apparently put in as part of improvements in this area, including a median, some cracking going on but not too bad yet. If a new user comes in they need a joint use permit, yes? But here is the puzzling thing: the apron, which supposedly should line up with the 50 foot roadway easement in that area either doesn't line up or else the dirt road is on State Lands. I also don't know why this driveway/road is not lined up to the road on the other side...which makes me think the easements did not line up. Or it is a historic old driveway, I do not know how long it has been there or who the actual encroachment owner is. I am having some Right of Way research done. I had hoped you would be off the hook on this one but I think we need your help to determine 1) who is the encroachment owner of the current apron; 2) any information you have, without digging that much, about the location of that apron. Obviously, we do not want this new parcel owner to create another access there – they need to use the driveway that is there but I sure hope it is on the easement and not entirely on private land or that will be a bit of thing to use as a joint access driveway.

I am attaching my ROW request so you can see my details on this issue. Thanks for your help.

Karen L. Lamberton, AICP

County Transportation Planner
Community Development Department
1415 Melody Lane, Building E
Bisbee, Arizona 85603

520.432.9240 FAX 520.432.9278

Public Programs, Personal Service
www.cochise.az.gov

Dennis, Keith

From: Peter [wfdchief@cis-broadband.com]
Sent: Friday, May 18, 2012 1:00 PM
To: Dennis, Keith
Subject: Re: Transmittal SU-12-08 (Miles).pdf

Kieth,

I have read over the paperwork looks good just a couple of things I'd like to express.
1. that is not a hydrant onsite but a standpipe however this will not in anyway hamper our efforts in an emergency.

2. I see that the applicant stated" the national fire and safety book /rules will be followed to the letter (not sure what book he is addressing) However the whetstone Fire District uses the International Fire Code 2006 edition. This is the book/code he will have to comply with.

Thank you

Peter M Bidon, Fire Chief

-----Original Mail-----

From: "Dennis, Keith" <KDennis@cochise.az.gov>
To: "wfdchief@cis-broadband.com" <wfdchief@cis-broadband.com>,
"Lamberton, Karen" <KLamberton@cochise.az.gov>,
"Flores, Dora" <DFlores@cochise.az.gov>,
"Cratsenburg, Diane" <dcratsenburg@cochise.az.gov>,
"'Dee Crumbacher'" <DCrumbacher@azdot.gov>,
"'Armando Membrila'" <AMembrila@azdot.gov>,
"Mazanek, Tim" <tmazanek@cochise.az.gov>,
"Riggs, Karen" <KRiggs@cochise.az.gov>,
"Evans, Michael" <MEvans@cochise.az.gov>,
"Rothrock, Rod" <RRothrock@cochise.az.gov>,
"arbor_solutions@yahoo.com" <arbor_solutions@yahoo.com>,
"jvmartzke@powerc.net" <jvmartzke@powerc.net>,
"cvh@vtc.net" <cvh@vtc.net>,
"Searle, Richard" <RSearle@cochise.az.gov>,
"Vlahovich, Jim" <JVlahovich@cochise.az.gov>,
"De La Torre, Carlos" <CDelatorre@cochise.az.gov>
Sent: Wed, 2 May 2012 22:13:50 +0000
Subject: Transmittal SU-12-08 (Miles).pdf

Keith Dennis - Senior Planner
Cochise County Community Development
1415 Melody Lane
Bisbee AZ 85603
Phone (520) 432-9244
Fax (520) 432-9278

Public Programs - Personal Service
www.cochise.az.gov

June 8, 2012

Dear Neighbor,

My name is Marshall Miles. I recently purchased property behind the business, Different Strokes, off of Highway 92, in Huachuca City, AZ. I am writing you this letter to inform you that I am the CEO of GM Propane, in Willcox, Arizona. My intentions are to open a sister facility at this new location. I have personally been in the propane business for 18 years.

GM Propane currently services over 6500 customers in the Sierra Vista, and surrounding areas. Safety has always been our number one priority in this business and we are happy to report that we are without incident thus far. Furthermore, our facility is maintained to the highest level and pleasing to the eye. Our business hours are 8am to 5pm, Monday through Friday. Our facilities are low in traffic, and do not present itself to noise or any kind of odor. GM Propane has an outstanding reputation for great service, competitive low prices on propane, quick turnaround time on receiving your propane, and a knowledgeable, friendly staff.

If you have any questions or would like to speak to GM Propane regarding this new location, please call us at 520-384-9150.

Sincerely,

GM Propane

Marshall Miles, CEO

SPECIAL USE: Docket SU-12-08 (Miles)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons: Because we have to support
small business. However I have not idea
where is 106-04-97B parcel, so I hope that
they have enough clearance to follow safety
regulation.

____ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons: _____

(Attach additional sheets, if necessary)

PRINT NAME(S): FREDY ARENALO

SIGNATURE(S): 

YOUR TAX PARCEL NUMBER: 106-04-112 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 107 W Camino de Mesa Wickenburg City, AZ 85616

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on June 4, 2012 if you wish the Commission to consider them before the June 13, 2012 meeting. We can not make exceptions to this deadline. However, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commission to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

COCHISE COUNTY

RETURN TO: Keith Dennis

Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: kdennis@cochise.az.gov
Fax: (520) 432-9278

MAY 22 2012

PLANNING

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SPECIAL USE: Docket SU-12-08 (Miles)

☒ YES, I SUPPORT THIS REQUEST

Please state your reasons:

An existing business that's expanding is a good thing - I support this request

☐ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Lanny Bliss

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 02 106-21-051B (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS 2486 Calle Primavera Hwy 90

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on June 4, 2012 if you wish the Commission to consider them before the June 13, 2012 meeting. We can not make exceptions to this deadline. However, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commission to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: kdennis@cochise.az.gov

Fax: (520) 432-9278

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